

In re:  
Sean Francis Karkoska  
Debtor

Case No. 18-14366-elf  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Apr 07, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 09, 2021:

Recip ID	Recipient Name and Address
db	+ Sean Francis Karkoska, 44 Brookview Lane, Pottstown, PA 19464-2993

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 09, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 7, 2021 at the address(es) listed below:

Name	Email Address
KEVIN G. MCDONALD	on behalf of Creditor GATEWAY MORTGAGE GROUP LLC bkgroup@kmlawgroup.com
REBECCA ANN SOLARZ	on behalf of Creditor GATEWAY MORTGAGE GROUP LLC bkgroup@kmlawgroup.com
SARAH ELISABETH BARNGROVER	on behalf of Creditor JPMorgan Chase Bank N.A. amps@manleydeas.com
STANLEY E. LUONGO, JR.	on behalf of Debtor Sean Francis Karkoska stan.luongo@luongobellwoar.com nicole.werner@luongobellwoar.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq.	ecfemails@ph13trustee.com philaecf@gmail.com

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**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Sean Francis Karkoska, : Docket No. 18-14366 ELF :  
Debtor : Chapter 13

**ORDER**

AND NOW, this 7th day of April, 2021, upon  
consideration of Debtor's Motion to Approve the Sale of Real Estate Pursuant to 11 U.S.C. §363  
and §1306, it is hereby **ORDERED** that the Motion is **GRANTED**.

1. The Motion is **GRANTED**
2. Debtor is **AUTHORIZED** to sell real property located 44 Brookview Lane,  
Pottstown, Montgomery County, Pennsylvania 19466 as set forth in the Motion.
3. This Order shall be effective immediately and shall not be subject to the 14 day  
period set forth in Bankruptcy Rule 6004(h).



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**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**